

## BackCountry at Highlands Ranch by Shea Homes

# As market heats up, Shea's remaining homes in BackCountry are melting away, closing Highlands Ranch's "final chapter"



*On The HOME FRONT*  
Mark Samuelson

In a market where builders report large numbers of people out shopping now, one place running out of merchandise is Highlands Ranch — and in gated BackCountry, designed as the 22,000-acre community's "final chapter."

Like Highlands Ranch itself, BackCountry blends places to live and places to play in arrangements that are startlingly popular with buyers. And although you can still find opportunities there, you need to be looking now.

That includes in Painted Sky, one of three collections designed by Highlands Ranch's master developer, Shea Homes.

With an eye on buyers who've lived there for decades and need to re-size, Shea designed Painted Sky for 100 percent ranch plans, but ranches are growing popular with younger buyers, too. Along with the lure of the schools (Thunderridge High, 9-out-of-10 stars at GreatSchools.org), young families are competing for that all-ranch lifestyle.

Shea has three Painted Sky models to tour, including a Daybreak. And Shea's Amy Baumert

can show you one like it that's ready for move-in, with two master-like suites on the main and a finished walk-out with two guest bedrooms down. It has 3,417 square feet and two decks, priced at \$839,900.

Meanwhile, Painted Sky is running low on possibilities. As with Shea's two other BackCountry collections, every remaining homesite has now been released for construction, and Shea is getting ready to set prices on its designer model homes in all

three collections, readying for closeout.

That's happening very soon for Shea's luxurious Water Dance models — ones you can tour today, being released for sale in mid-March.

"We're seeing double the buyer traffic over recent weeks," says Tina Azevedo, who will show you those lavish models, expected to be priced from \$995,000 to \$1.2 million.

There's just as much urgency for the last of Shea's Shadow Walk series of family-sized homes — models set to come on the market in April, and final homes priced from the \$850s. They're so popular, notes Shea's Abbe Dorn, that there's never been inventory homes available for quick move-in.

"We're getting city buyers from

Denver, too," says Dorn — families wanting the Highlands Ranch lifestyle as kids arrive and as trendy urban areas look less appealing. Homeowners in all three series, she notes, love BackCountry's over-the-top amenities: their private Sundial House retreat with grotto-styled resort pools, beside 467-acre South Rim Open Space.

"We love being in BackCountry," adds Cay Hassler, who with husband Paul Bernardo moved into a Painted Sky ranch after decades in an older Highlands

### IF YOU GO...

**WHAT:** Shea's Shadow Walk, Painted Sky and Water Dance models at BackCountry, backing to 8,200-acre wilderness in Highlands Ranch, designer models to be sold soon, some homes for early delivery; Sundial House retreat.  
**WHERE:** Obtain gate pass at BackCountry Discovery Center, before the entry gate; from C-470 take Broadway south 3 mi., past Wildcat Reserve Pkwy, turn left into Discovery Center's parking lot before gate.  
**PRICE:** Painted Sky from \$602,000; Shadow Walk models from \$850s; Water Dance models from \$950s  
**WHEN:** Today, 10 a.m. to 5 p.m.; Sunday, 11-5  
**PHONE:** 720-344-9600  
**WEB:** SheaHomes.com/Colorado BackCountryCO.com

Ranch neighborhood. "We have a view from Longs Peak to Devil's Head, and we know our neighbors."

To explore BackCountry, get a gate pass at the Discovery Center, just as Broadway becomes BackCountry Drive.



From left, Shea's Tina Azevedo, Abbe Dorn and Amy Baumert, at Painted Sky in BackCountry. Above left, Baumert shows a Daybreak ranch ready now.



Residents relax at Sundial House, above open space at BackCountry.

Mark Samuelson writes on real estate and business; you can email him at [mark@marksamuelson.com](mailto:mark@marksamuelson.com). You can see all of Mark Samuelson's columns online at [DenverPost.com](http://DenverPost.com).

## Alpine Mountain Summit Club offers slopeside access to Steamboat Ski Resort



Market homes at Alpine Mountain Ranch & Club include this new mountain-modern home with neighboring Steamboat ski resort in the background.

Deciding between a luxury, ski-in/ski-out residence smack dab in the middle of the base-area action of a ski resort and a property that offers spaciousness and wide-open vistas can be a difficult choice. Luckily, ownership at Alpine Mountain Ranch & Club in Steamboat Springs offers the perfect solution.

Alpine Mountain Ranch & Club, a shared-ownership ranch community featuring completed market homes and luxury homesites for sale, offers buyers room to spread their wings on their private ranch, as well as the exclusive opportunity to enjoy the plush membership of a slopeside lodge and social club.

In 2018, the developer of the 1,200-acre Alpine Mountain Ranch & Club purchased the prestigious Alpine Mountain Summit Club, located within Steamboat Springs' luxury on-mountain resort, One Steamboat Place. The developer's intent was to be able to offer the limited remaining number of memberships exclusively to owners of Alpine Mountain Ranch & Club.

Now, the community merges the exclusivity of a private ranch home with the lavish five-star amenities of a private, slopeside club. Amenities include heated parking, ski lockers, ski valet, fitness center, pools, hot tubs, daily breakfast and après ski — all within

steps of the gondola.

Alpine Mountain Ranch & Club homes feature privacy yet are located merely 5 miles from the action of the ski resort. In under six minutes, residents may transition from a morning horseback ride from the community barn to skiing the famous champagne powder slopes of Steamboat Ski Resort.

"The development's ability to offer its ranch owners exclusive membership is an opportunity that is truly unique," said Todd Allsberry, in-house broker for One Steamboat Place. "I often see clients who want on-mountain access, combined with land and views made possible by ranch living. Rarely does an offering present itself that includes both."

And just like the value offered by a ranch lifestyle combined with the amenities of an on-mountain social club, the world-renowned popularity of Steamboat Ski Resort remains unprecedented — especially with the added benefit of becoming part of the Ikon Pass in 2018.

Alpine Mountain Ranch & Club's 5-acre homesites start from \$1.5 million. Custom market homes are priced from \$4.495 million.

For more information on Alpine Mountain Ranch & Club, call 970-846-0817 or visit [AlpineMountainRanch-Steamboat.com](http://AlpineMountainRanch-Steamboat.com).



Dining and kitchen area of a Spaces Discovery Collection Plan 4006 home at Stepping Stone in Parker.

## Nearing closeout at Stepping Stone, Shea Spaces showcases progressive home design

After nearly four years of fast-paced sales at the award-winning Stepping Stone community in Parker, the progressive Spaces Discovery Collection is nearly sold out.

A handful of opportunities remain for you to own a home from this collection. Come visit today to learn about three homes that will be ready in August/September. If you act quickly on any one of these homes, you will have the opportunity to select interior design finishes that suit your personal style.

First is a charming 1,906-square-foot Plan 4003. With three bedrooms and 2½ bathrooms, this home features a great room with Cosmo fireplace, open kitchen with island and pantry, main-floor office and laundry room, and two-bay garage. This value-packed home is priced at about \$453,400.

Next is a three-bedroom, 2½-bath Plan 3507 priced at about \$470,900. Comfortable living spaces in this 2,090-square-foot home include a spacious great room with Cosmo fireplace, kitchen with island and pantry, casual dining area, main-floor office, and second-level loft and laundry room.

Finally, consider a 2,170-square-foot Plan 4004 with three bedrooms and 2½ baths. Priced at about \$475,400, this home with a two-bay garage features a great room with fireplace, well-de-

signed kitchen with island and pantry, main-floor office, and second-level loft, laundry room and pocket office.

See a community representative for details.

Having an excellent reputation for well-designed master-planned communities, Shea Homes brings the amenities desired most by homebuyers to Stepping Stone. Residents enjoy spending time at the contemporary Lantern House clubhouse that offers a competition-size swimming pool, lap pool, splash pad and playground. Additional community amenities include winding stone paths and nearly 7 miles of trails that link to the greater Douglas County trail system as well as pristine open space areas and fun-filled parks.

Stepping Stone is located near RidgeGate Parkway and Stepping Stone Circle with easy access to I-25 and light rail as well as shopping, entertainment and business centers. Stepping Stone is also located in the top-rated Douglas County School District. All these elements contribute to a thriving community that is drawing the attention of prospective new homebuyers.

Visit today to explore Stepping Stone and the Shea Spaces Discovery Collection. For additional information, call 720-851-1444 or visit [SheaHomes.com/Colorado](http://SheaHomes.com/Colorado).